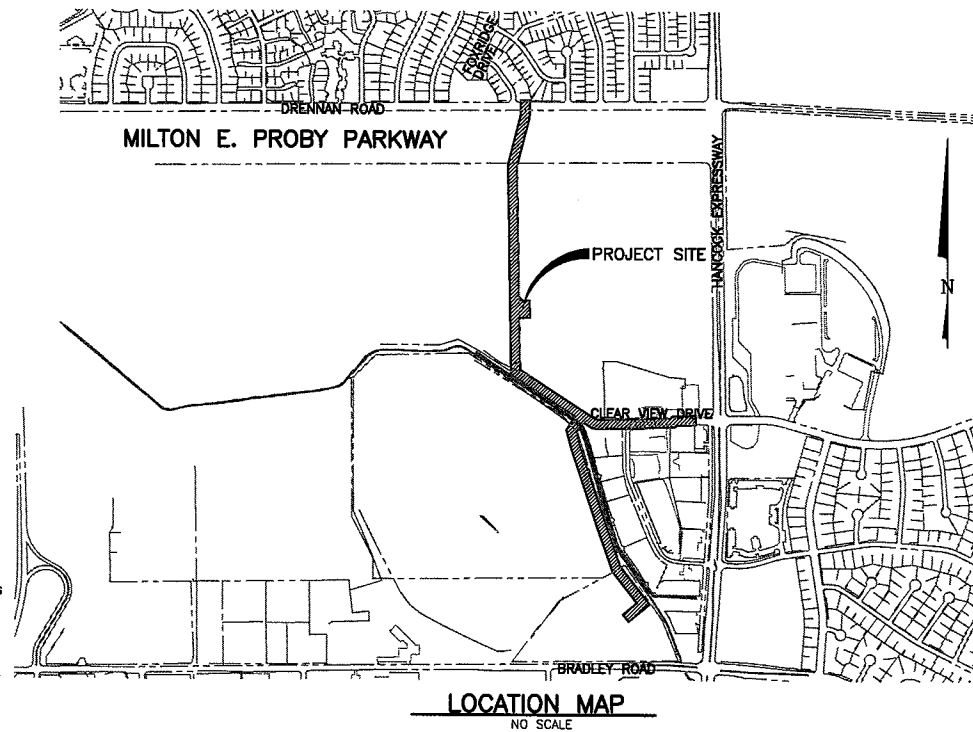
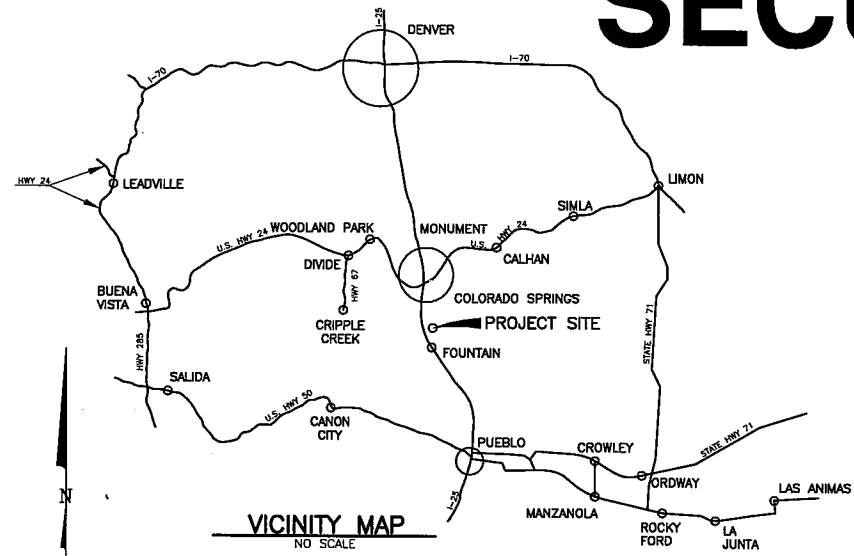


# DRENNAN ROAD CONNECTION FLOW CONTROL STATION

FOR THE  
**SECURITY WATER DISTRICT**

FEBRUARY 2017



DRAWING INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAPS, DRAWING INDEX AND APPROVAL
2	SITE DEVELOPMENT PLAN MAP
3	GRADING AND EROSION CONTROL PLAN
4	ARCHITECTURAL ELEVATIONS
5	LANDSCAPE PLAN

**SITE DEVELOPMENT PLAN**

PROJECT NOTES:

- ZONING: CR - COMMERCIAL REGIONAL
- PARCEL SIZE: 0.247 Ac. (10,781.73 S.F.)  
PROPOSED BUILDING SQUARE FOOTAGE: 1,419 S.F.  
BUILDING TO LOT COVERAGE: 13%
- ADDRESS: 4520 CLEAR VIEW DRIVE
- ASSESSOR'S PARCEL NO.: 85020-00-123
- PROPERTY OWNER: BLOCK 260/EASEMENT GRANTEE: SECURITY WATER DISTRICT
- FLOW CONTROL STATION OPERATOR: SECURITY WATER DISTRICT
- THE PROPOSED BUILDING WILL HOUSE FLOW CONTROL VALVING AND METERING EQUIPMENT, TRANSFERRING WATER FROM COLORADO SPRINGS UTILITIES TO SECURITY WATER DISTRICT.
- LANDSCAPING IS TO BE IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE 6.G.2.a.1. SEE LANDSCAPING PLAN SHEET NO. 5.
- SITE LIGHTING IS NOT REQUIRED.
- PARKING - AREA IS PROVIDED ADJACENT TO THE FLOW CONTROL BUILDING TO ACCOMMODATE PARKING OF THE DAILY MONITORING VEHICLE AND FOR MAINTENANCE VEHICLES SHOULD THEY NEED TO PERFORM MAINTENANCE WORK AT THE FLOW CONTROL BUILDING. THIS PARKING AREA WILL ALL BE WITHIN THE SECURED FENCE AREA.
- SET BACKS ARE AS SHOWN ON SHEET 3.
- NO DUST PERMIT REQUIRED. DISTURBANCE AREA IS UNDER 1 ACRE IN SIZE.
- NOISE - THE FLOW CONTROL BUILDING EQUIPMENT WILL NOT GENERATE ANY NOISE AS ALL EQUIPMENT WILL BE HOUSED IN THE PROPOSED BUILDING.
- SIGNAGE - THERE WILL BE NO FREESTANDING SIGNAGE.
- A DRAINAGE LETTER HAS BEEN PREPARED AND WILL ACCOMPANY SUBMITTAL OF THE SITE DEVELOPMENT PLAN.
- SITE GRADING IS LESS THAN 1 ACRE, THEREFORE, AN EROSION CONTROL PLAN IS NOT APPLICABLE.
- THE FLOW CONTROL BUILDING IS OUT OF THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL 08041C0851 F DATED MARCH 17, 1997.
- INGRESS AND EGRESS TO THE FLOW CONTROL BUILDING WILL BE CLEAR VIEW DRIVE AND MILTON PROBY PARKWAY.
- THERE WILL BE NO FULL TIME STAFF OCCUPYING THE FACILITY.
- THE NEW FACILITY WILL BE AN UNMANNED FACILITY; THEREFORE, THERE IS NO SPACE INSIDE THE SECURITY FENCE DESIGNATED SPECIFICALLY FOR PARKING. THE NEW BUILDING WILL HOUSE FLOW CONTROL EQUIPMENT.

REVISIONS

NO.	DATE	DESCRIPTION
1	04/06/2017	ADDED PROPOSED CONTOURS AND REVISED ELECTRIC ALIGNMENT
2	05/15/2017	RESUBMITTED PER DEVELOPMENT SERVICES COMMENTS

**GMS, INC.**  
611 NORTH WEBER, SUITE 300  
COLORADO SPRINGS, COLORADO 80903

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SHEET 1 OF 5  
GMS FILE No. 2814

PLT CONTROLLER: GMS-STANDARDING SCREEN  
CWD FILENAME: G:\SECURITY\82052\233\SITE DEVELOPMENT PLAN\001\82052002.dwg